
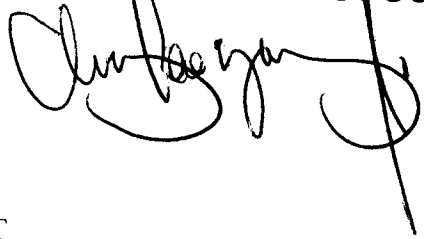


AN ORDINANCE

Z-04- /Z-93-38

BY: COUNCILMEMBER CLETA WINSLOW

 04-0-0759


AN ORDINANCE TO AMEND ORDINANCE
Z-93-38, ADOPTED BY CITY COUNCIL
DECEMBER 20, 1993 AND APPROVED BY
THE MAYOR DECEMBER 27, 1993, REZONING
FROM THE I-1 (LIGHT INDUSTRIAL) DISTRICT
TO THE C-5-C (CENTRAL BUSINESS SUPPORT-
CONDITIONAL) DISTRICT, PROPERTY LOCATED
AT NORTHSIDE DRIVE/NELSON STREET/HAYNES
STREET/PETERS STREET/MCDANIEL STREET, S.W.
(CASTLEBERRY HILL) FOR THE PRUPOSE OF
APPROVING A CHANGE OF CONDITIONS.
NPU-M COUNCIL DISTRICT 4

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA as follows:

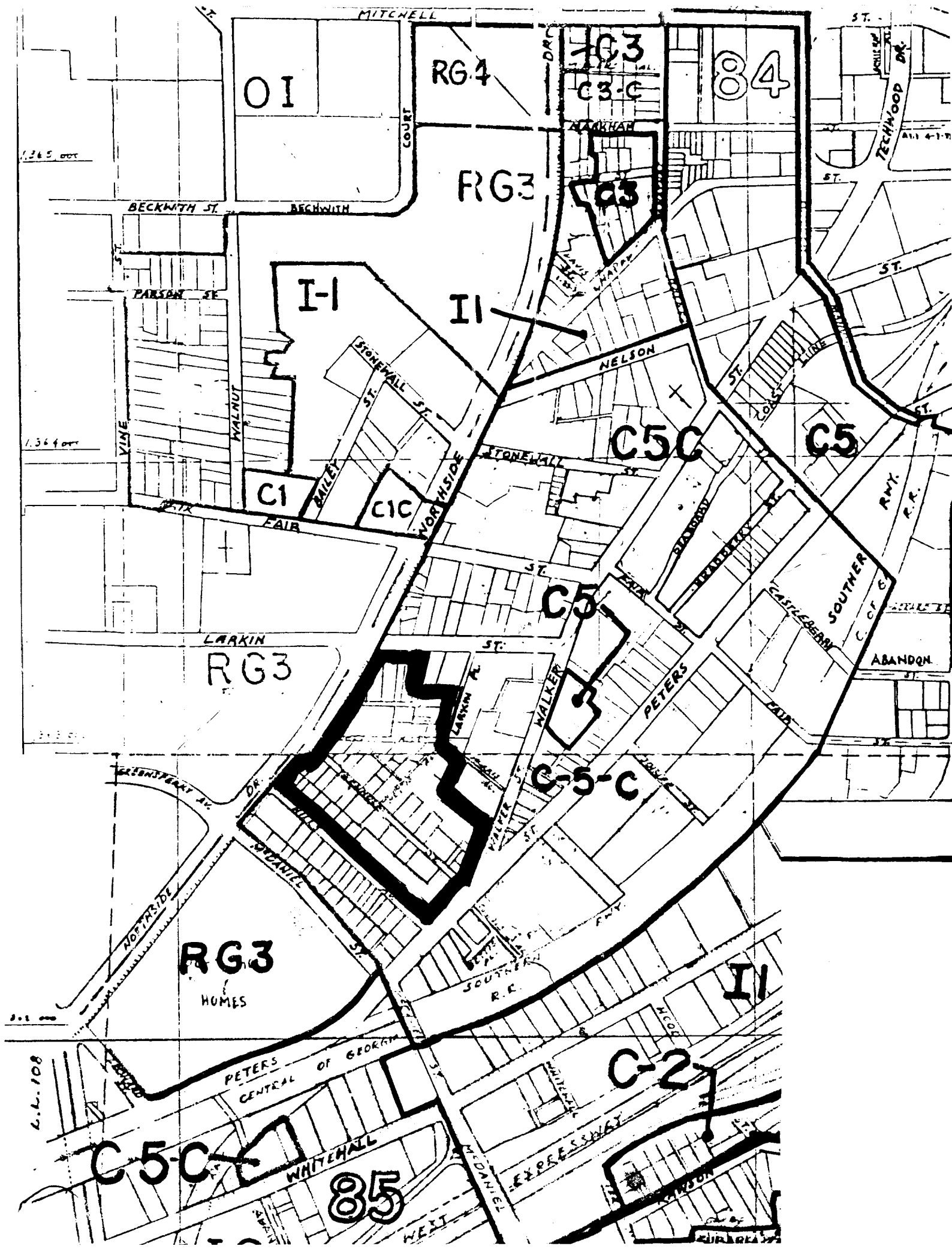
SECTION 1. That Ordinance Z-93-38, adopted by City Council December 20, 1993 and approved by the Mayor December 27, 1993, rezoning from the I-1 (Light Industrial) District to the C-5-C (Central Business Support-Conditional) District, property located at Northside Drive/Nelson Street/Haynes Street/Peters Street/McDaniel Street, S.W. (Castleberry Hill) is hereby amended as follows:

That part of the property zoned to the C-5-C (Central Business Support-Conditional) District by Ordinance Z-93-38 which is shown on the attached site plan marked "Exhibit A" shall no longer be subject to any written conditions of Z-93-38.

SECTION 2. The property shown on attached "Exhibit A" shall be subject to the conditional site plan entitled "Proposed Development at Trenholm and Larkin" prepared by Rees/Design Associates, P.C., dated March 22, 2004 and marked received by the Urban Design Commission March 22, 2004.

SECTION 3. A copy of Ordinance Z-93-38, marked Exhibit B, is attached for reference purposes.

SECTION 4. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.



Jeff
4/681-9562

RECEIVED

MAR 22 2004

ATLANTA URBAN
DESIGN COMMISSION

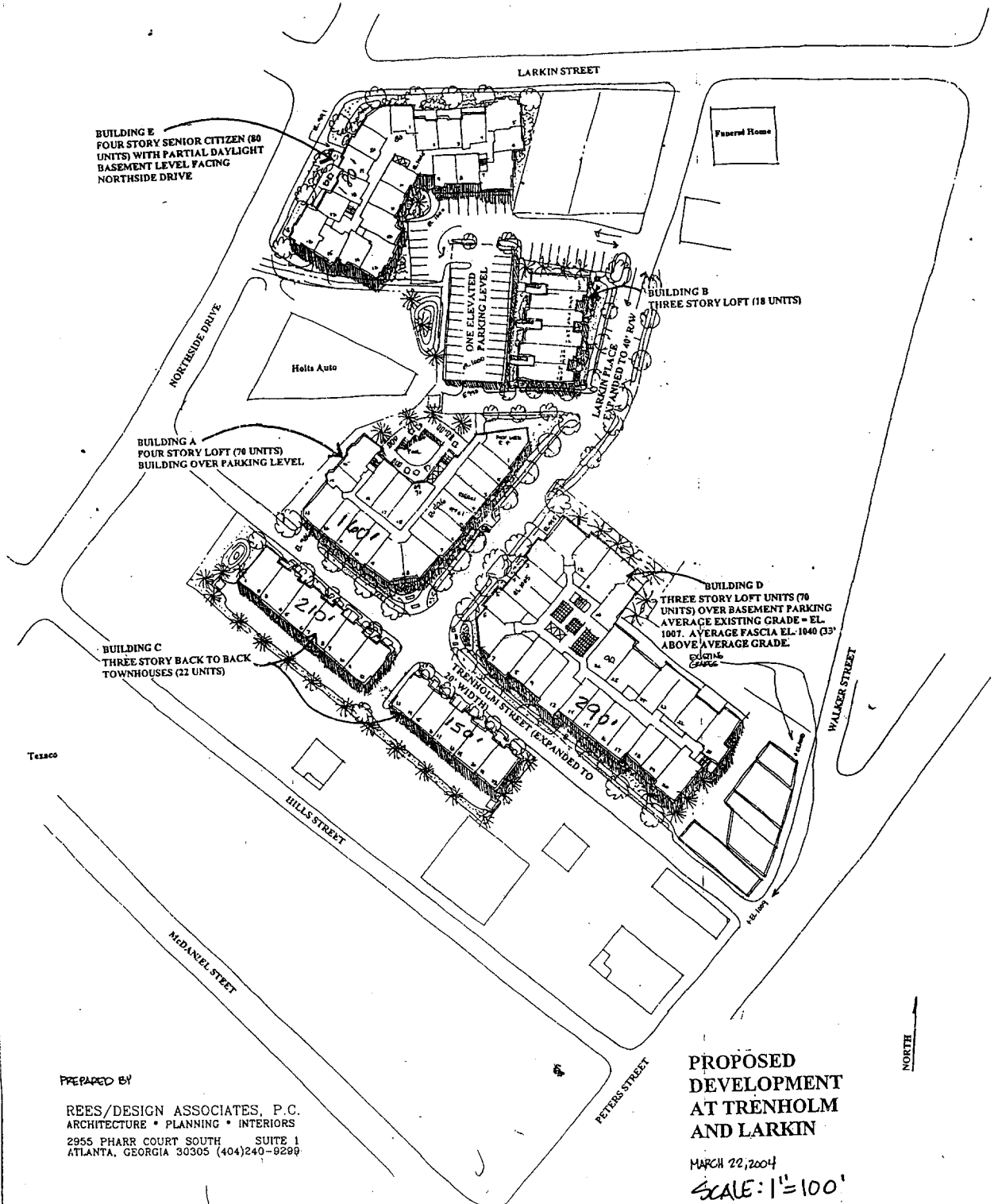
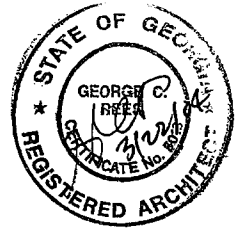


Exhibit A
page 1 of 1

Municipal Clerk
Atlanta, Georgia

93-0-1325

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-93-38
10-7-93

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA,
as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at Northside Drive/Nelson Street/Haynes Street/Peters Street/McDaniel Street, S.W. (Castleberry Hill) be changed from I-1 (Light Industrial) District, to C-5-C (Central Business Support-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 84 & 85 of the 14th District, Fulton County, Georgia, being more particularly described by the attached plat.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Exhibit B

Page 1 of 5

A true copy.
Olivia P. Woods

ADOPTED by City Council December 20, 1993
APPROVED by the Mayor December 27, 1993

Conditions for Z-93-38

1. All contributing structures to the National Register District must be preserved.
2. Any new modification to the facade of any building shall require the approval of the Atlanta Urban Design Commission.
3. New structures shall require the approval of the Atlanta Urban Design Commission.
4. No building shall exceed the maximum building height of others in the same block.

Exhibit B
Page 2 of 5

#93-0-1325

Z-93 - 38

11/4/93

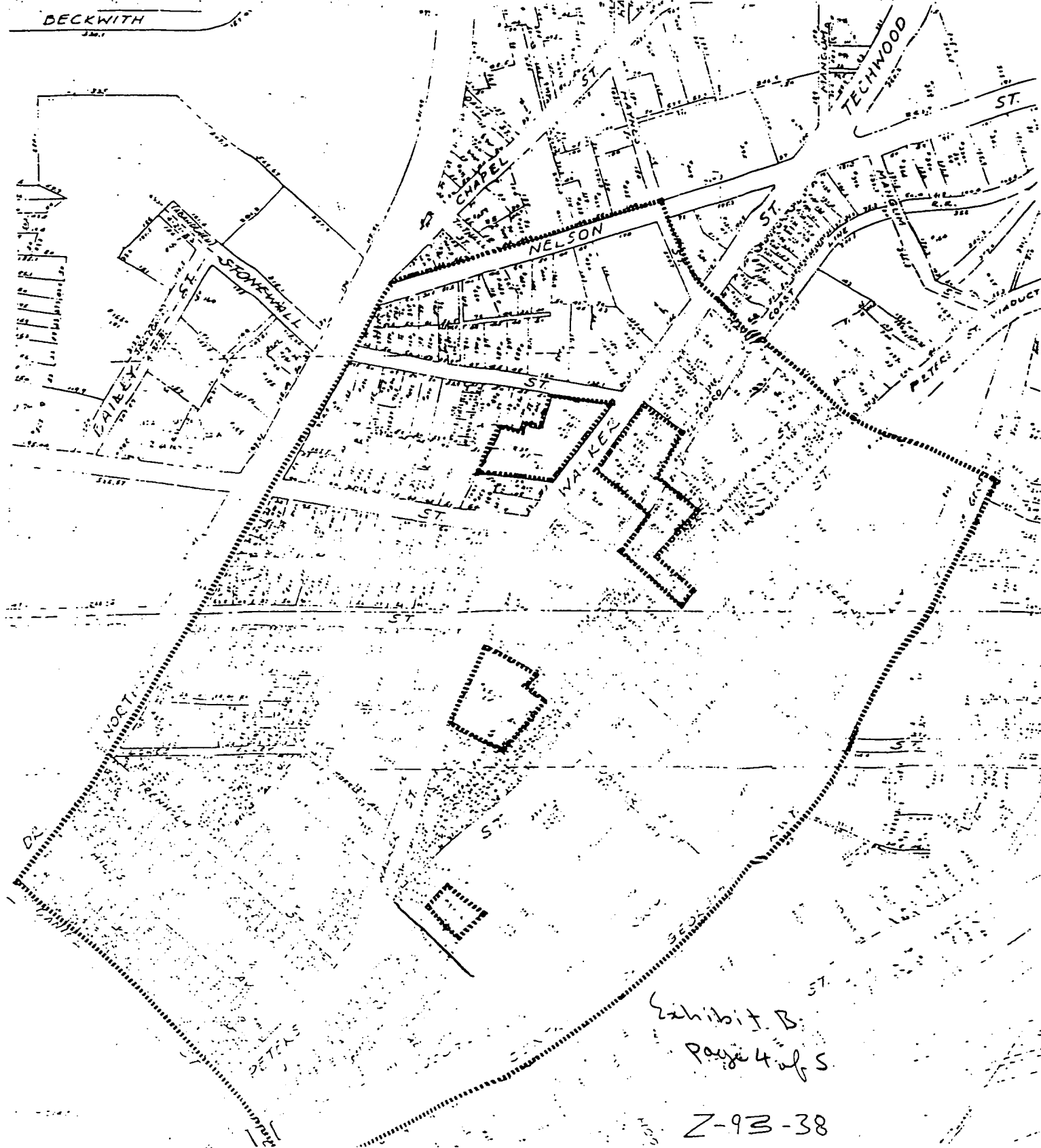
Amendment

Amend the substitute ordinance to add the following additional conditions:

5. The Atlanta Urban Design Commission shall have the authority to grant height variances for those buildings whose height exceeds the maximum building heights of others on the same block.
6. Front yard setback and side yard setback shall be zero.
7. The floor area ration (F.A. R.) shall not exceed 3.0.

Exhibit B

Page 3 of 5



BECKWITH

Exhibit B
Page 4 of 5

Z-93-38

RCS# 2888
12/20/93
9:10 PM

ATLANTA CITY COUNCIL

First Regular Session

93-O-1325

REZONE NORTHSIDE DR/NELSON ST FROM I-1 TO C050C

Adopt

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 8
EXCUSED: 0

Y CAMPBELL
NV SIMAMA
Y CUFFIE
Y JOHNSON

Y DAVIS, M
NV FOWLKES
Y MULLER
NV SAMPLES

NV MARTIN
Y MADDOX
Y SMITH
Y PITTS

NV BANKS
Y BROWN
NV ASHER
Y DAVIS, M.R.

NV FINLEY
NV ARRINGTON
Y PRIDGON

Exhibit B

Page 5 of 5

411

(Do Not Write Above This Line) **04-0759**

AN ORDINANCE Z-04- /Z-93-38
BY: COUNCILMEMBER CLETA
WINSLOW *Cleta Winslow*

AN ORDINANCE TO AMEND
ORDINANCE Z-93-38, ADOPTED BY
CITY COUNCIL, DECEMBER 20, 1993
AND APPROVED BY THE MAYOR
DECEMBER 27, 1993, REZONING
FROM THE I-1 (LIGHT INDUSTRIAL)
DISTRICT TO THE C-5-C (CENTRAL
BUSINESS SUPPORT-CONDITIONAL)
DISTRICT, PROPERTY LOCATED AT
NORTHSIDE DRIVE/NELSON STREET/
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(CASTLEBERRY HILL) FOR THE
PURPOSE OF APPROVING A
CHANGE OF CONDITONS.
NPU-M COUNCIL DISTRICT 4

- ☐ **CONSENT REFER**
- ☐ **REGULAR REPORT REFER** *Personal Paper*
- ☐ **ADVERTISE & REFER**
- ☐ **1st ADOPT 2nd READ & REFER**

Date Referred 4/19/04

Referred To: 3rd & zoning

First Reading
Committee _____
Date _____
Chair _____

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Refer To

COUNCIL ACTION
☐ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

MAYOR'S ACTION